

Item # _____

Prepared by: Gloria Kelly
Shelby County Land Bank

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF ELEVEN (11) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0203, 0301, 0405, 0503, AND 0504, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$64,300.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER HENRI BROOKS.

WHEREAS, Shelby County has acquired eleven (11) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 0203, 0301, 0405, 0503, AND 0504, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said eleven (11) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned eleven (11) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 0203, 0301, 0405, 0503, AND 0504, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$64,300.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

Joe Ford, Interim Shelby County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of eleven (11) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 0203, 0301, 0405, 0503, AND 0504. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit “A”, as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these eleven (11) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchase

Quit Claim Deeds

IV. Additional Information Relevant to Approval of this Item

N/A

EXHIBIT "A"									
EXHIBIT #	TAX SALE	WBP	ADDRESS LOT SIZE	ZONING CODE	TOTAL TAXES AND FEES	PURCHASER	EVALUATION	SALES PRICE	PLANNED USE
415	0503	013006000000170	Barton St. 29' x 150'	R-TH	\$2,378.06	Pravin Thakkar	\$1,500.00	\$1,500.00	Expand Property Size
609	0503	013046000000100	375 Laclede Ave. 50' x 140'	RS-6	\$8,264.45	Janet Hanna	\$2,000.00	\$1,700.00	Expand Property Size
999	0503	014038000000310	864 Kerr Ave. 40' x 150'	C-N	\$4,315.44	Belzoni Company, LLC.	\$4,000.00 Comm. Bldg.	\$3,000.00	Investment
2044	0405	024051000000060	1405 Horace St. 55' x 70'	RS-6	\$11,199.21	Belzoni Company, LLC.	\$4,000.00 Duplex	\$3,000.00	Investment
2145	0405	025038000000070	615 Edith Ave. 25' x 148'	RS-6	\$5,581.49	Trustees Centenary United Methodist Church	\$1,500.00	\$1,200.00	Church Property
2982	0503	026065000000110	1249 Cannon St. 50' x 150'	R-D	\$11,650.39	Memphis Property Management & Investors, Inc.	\$10,000.00 House	\$8,000.00	Investment
4195	0203	032008000000070	922 Polk Ave. 46' x 150'	I-L	\$7,588.42	Robert Payne	\$1,800.00	\$1,400.00	Investment
12053	0504	069059000000290	3484 Thomas St. 75' x 135'	O-G	\$10,069.31	Sandra Vaughn	\$15,000.00 Comm. Bldg.	\$15,000.00	Investment
15234	0503	076092000000120	4771 Applestone 60' x 141'	RS-6	\$18,375.55	Memphis Property Management & Investors, Inc.	\$20,000.00 House	\$18,000.00	Investment
18185	0504	0935240A0000120	3342 Kirby Trees	R-TH	\$5,220.72	Pogue Management, Corp.	\$6,000.00 Condo	\$6,000.00	Investment
16744	0301	D01160000002260	Bethuel Road 210' x 1,132'	AG	\$5,747.55	DLM Farms, LLC.	\$5,500.00 (Landlocked)	\$5,500.00	Investment
11 Properties					Total		\$64,300.00		

The map shows a section of Barton Street with several lots. Lot 14 is highlighted with a red star and labeled '150'. The street is labeled 'BARTON STREET' and 'PALMER ALLEY'. Dimensions for the lots and the street are provided. A north arrow points towards the top right.

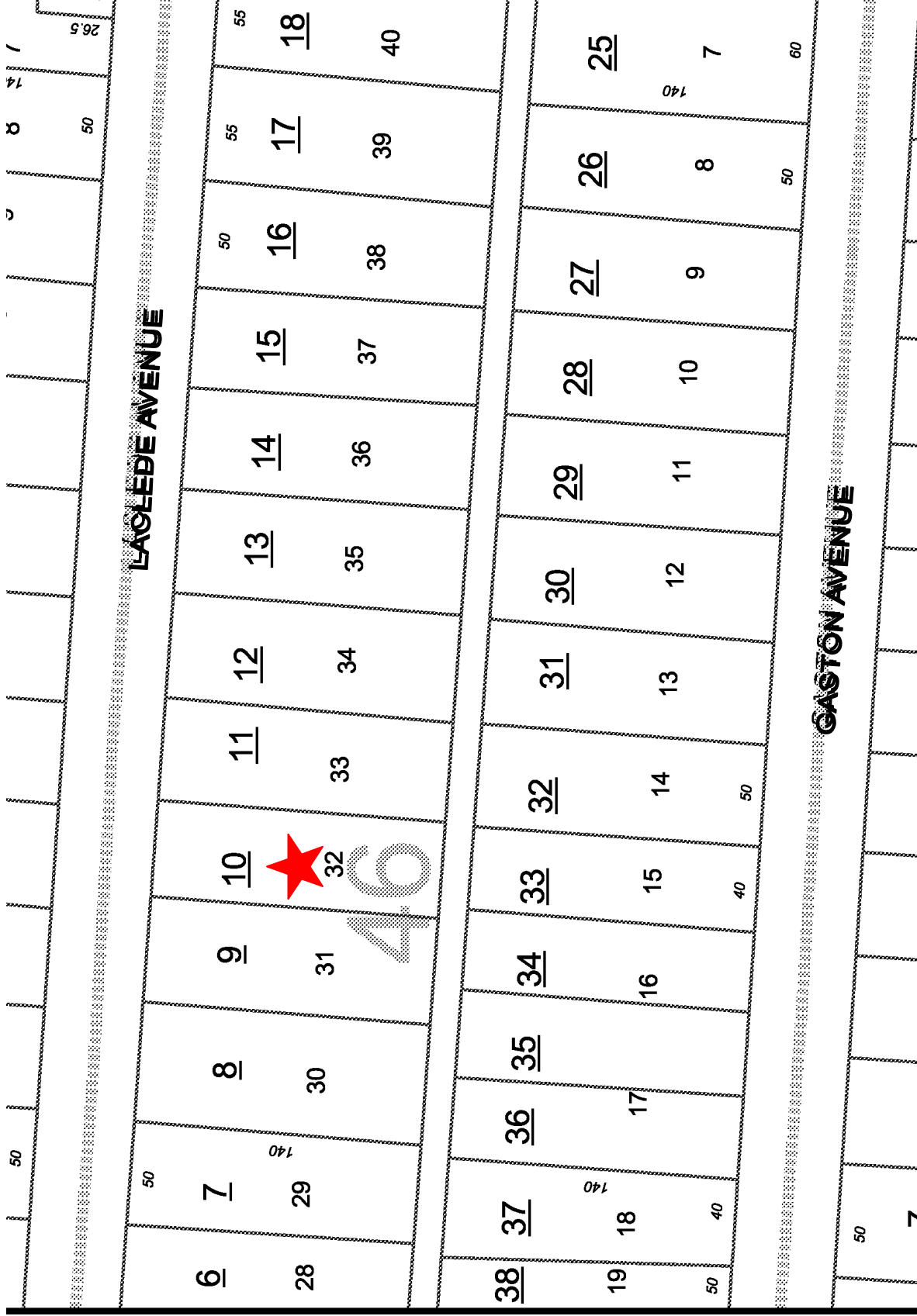
Lot Number	Area (sq. ft.)	Width (ft.)	Depth (ft.)
15	100	150	40
16	52	150	29
17	29	150	22.7
18	22.7	150	40

Street Dimensions:

- Barton Street: 137.5 ft. wide
- Palmer Alley: 114.99 ft. wide

013 0060 0 00017 0

Ward 13

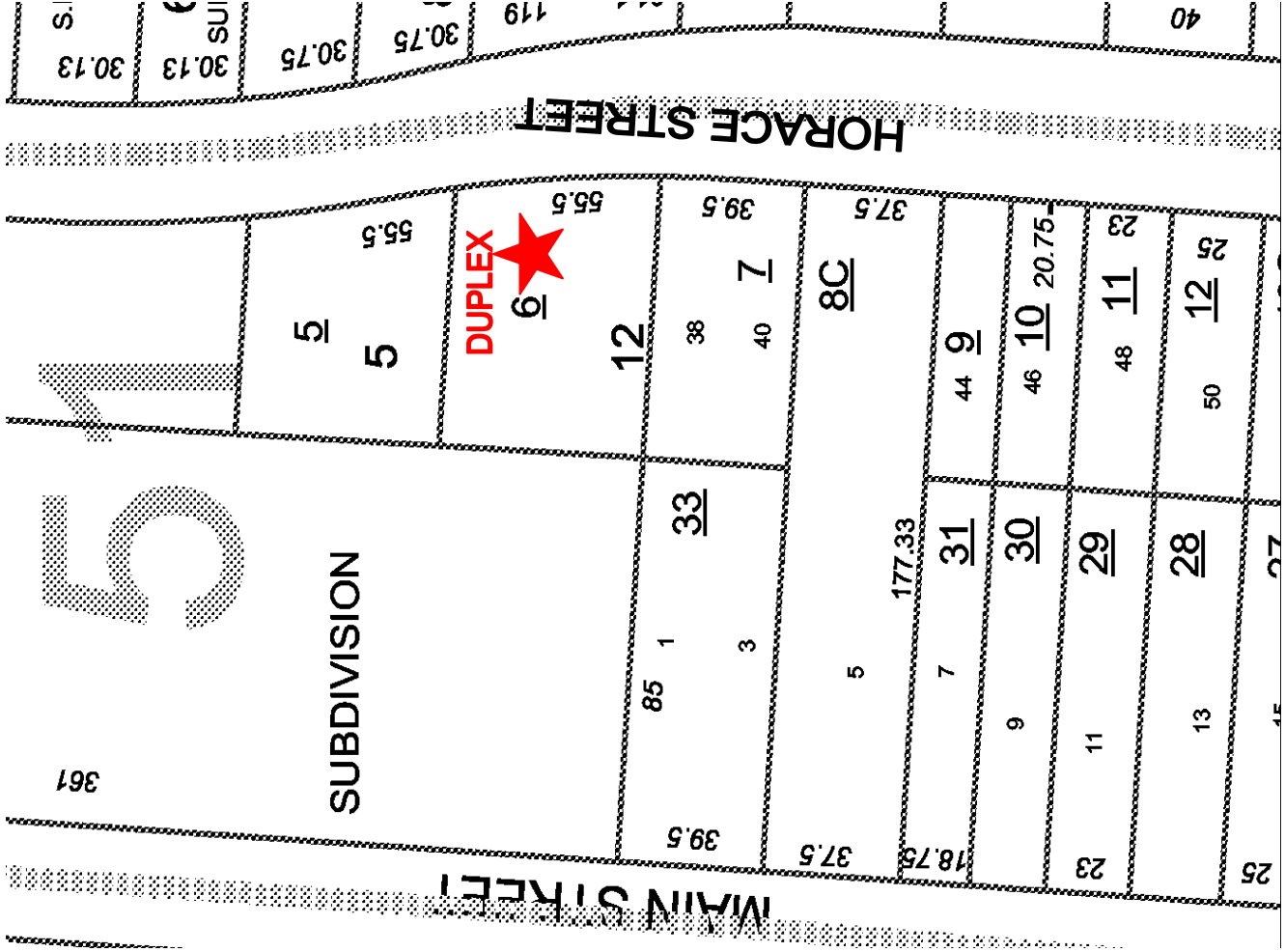


013 0460 0 00010 0

Ward 14

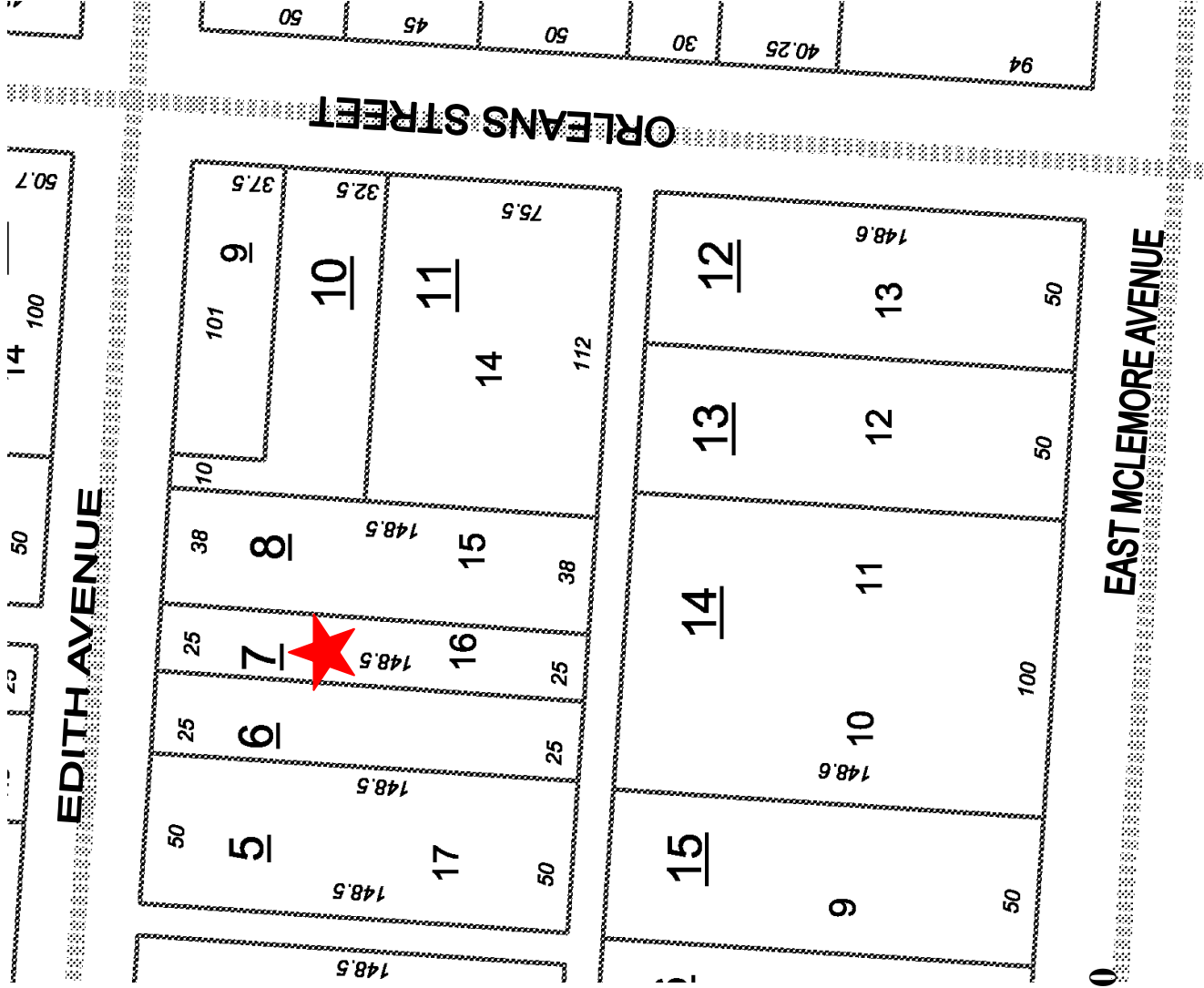


014 0380 0 00031 0



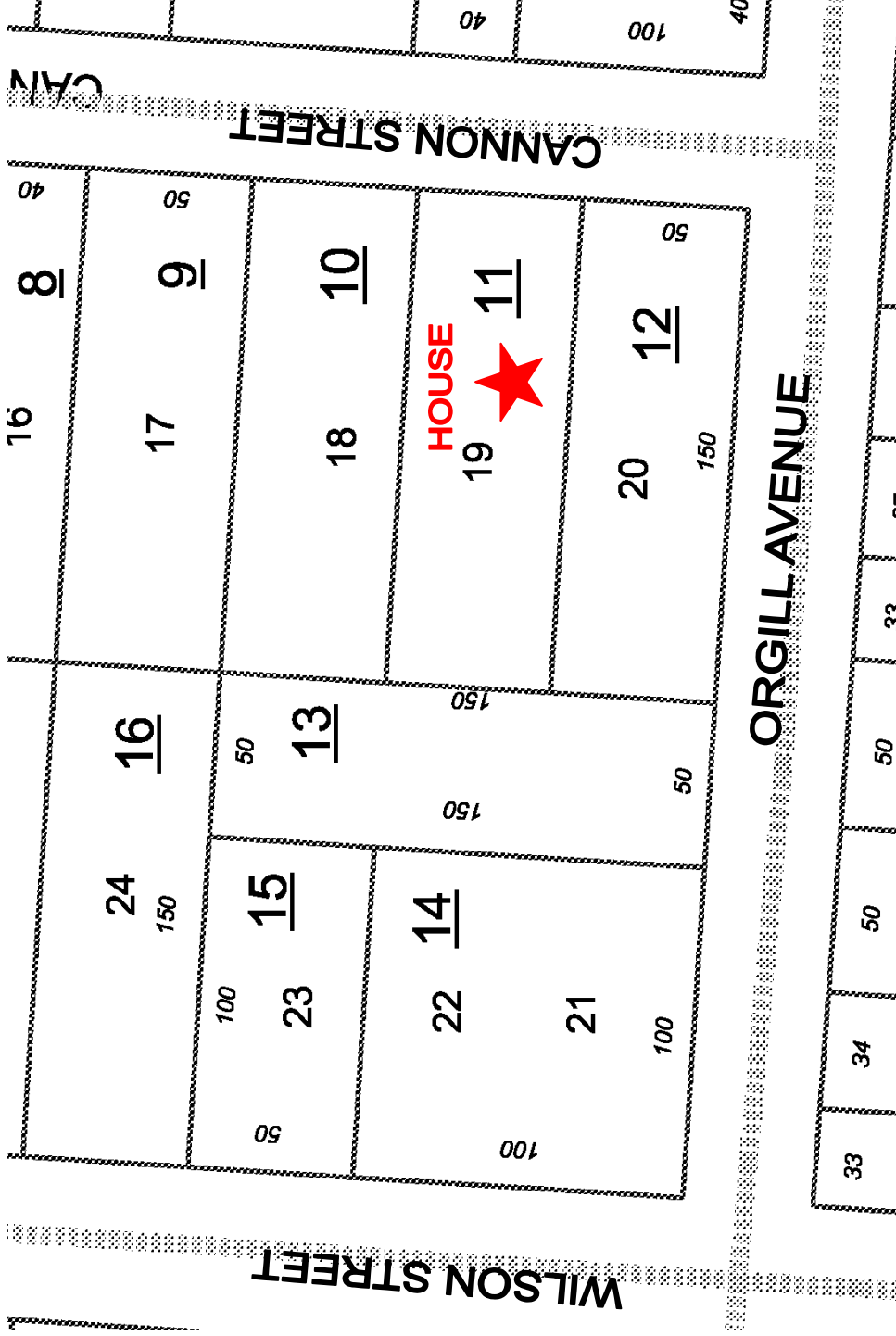
024 0510 0 00006 0

Ward 25



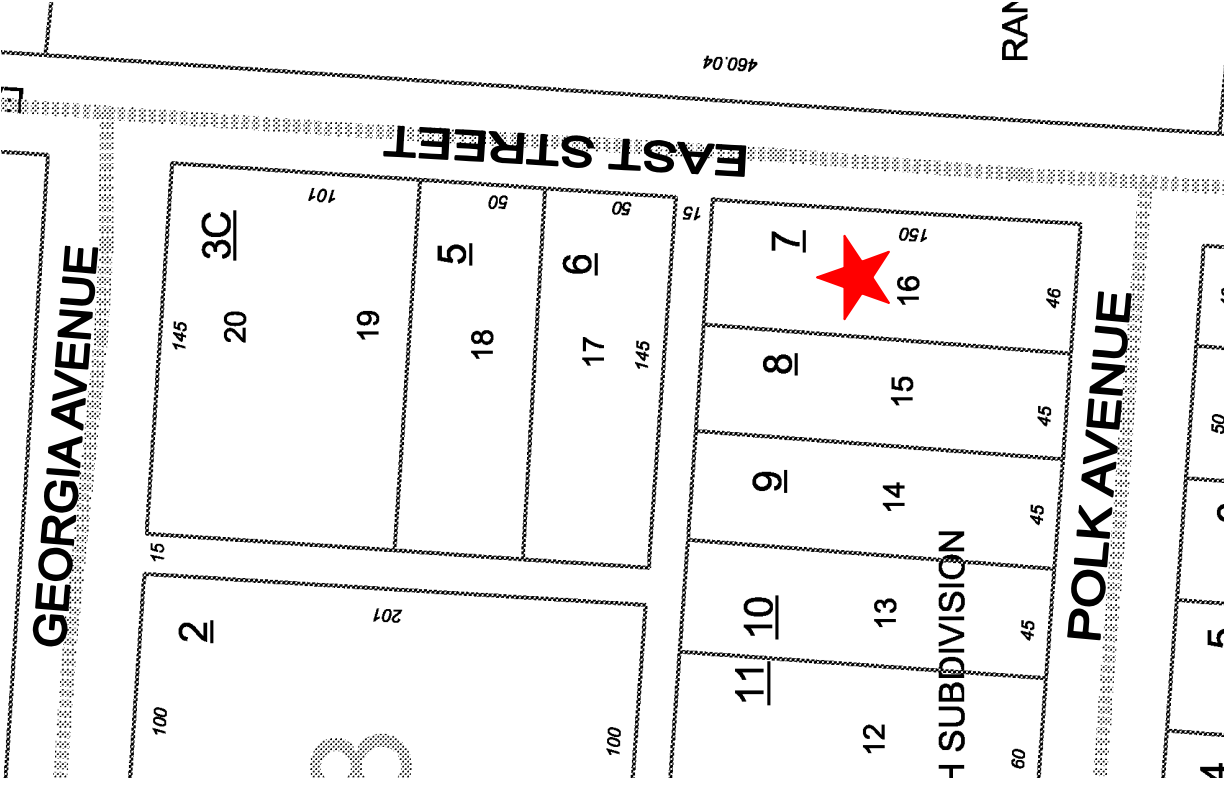
025 0380 0 00007 0

Ward 26



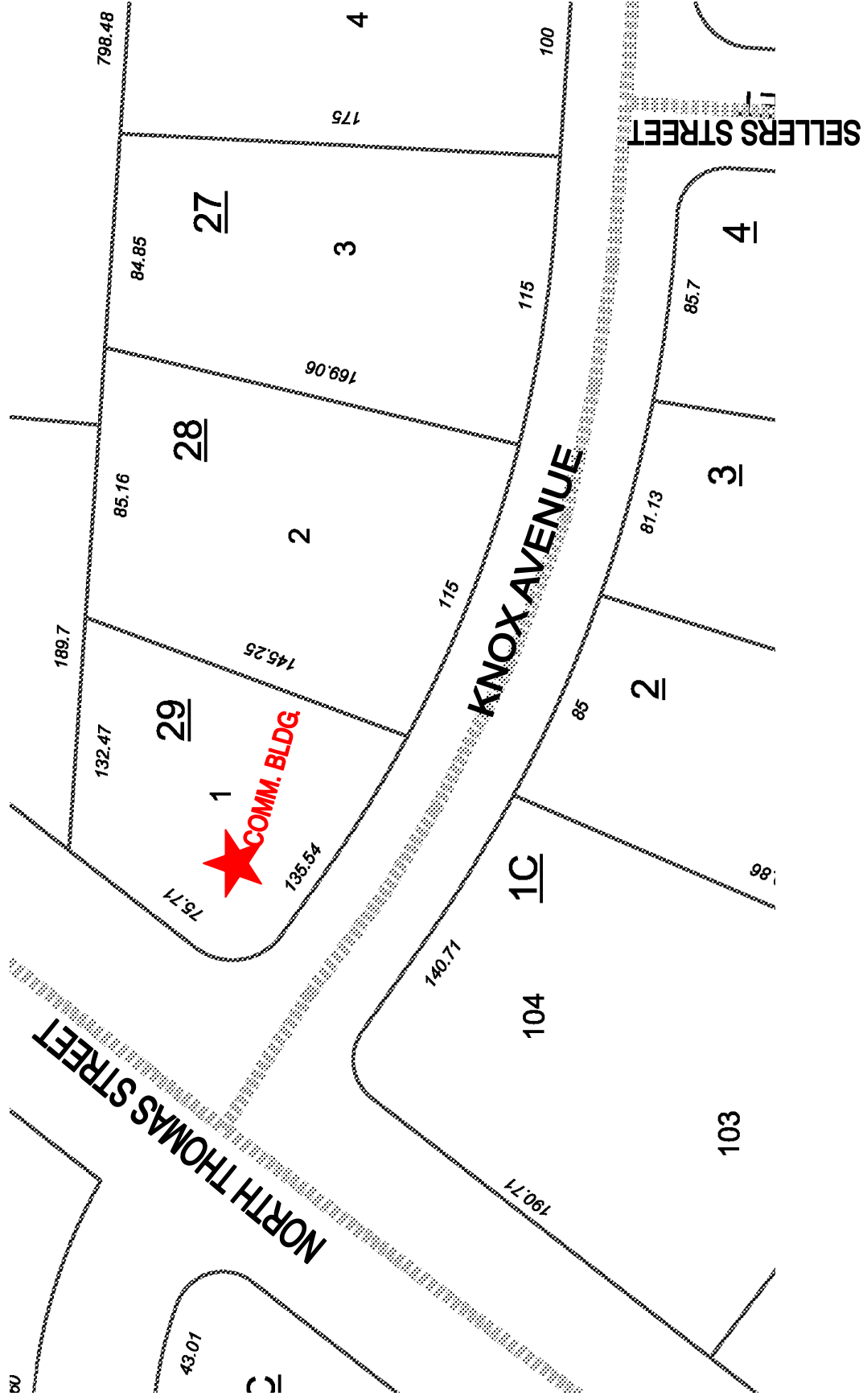
026 0650 0 00011 0

Ward 32



032 0080 0 00007 0

Ward 69

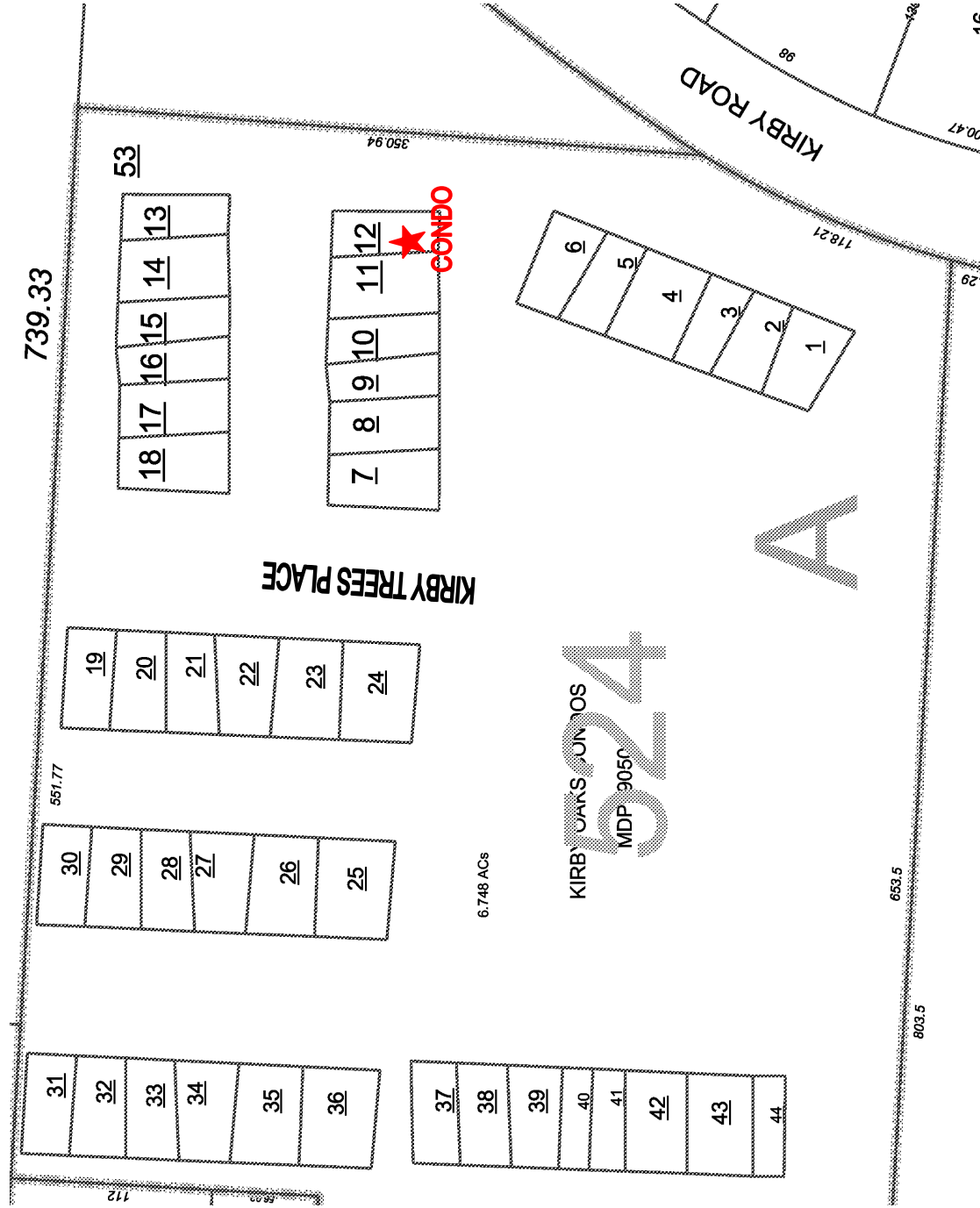


069 0590 0 00029 0

APPLESTONE STREET

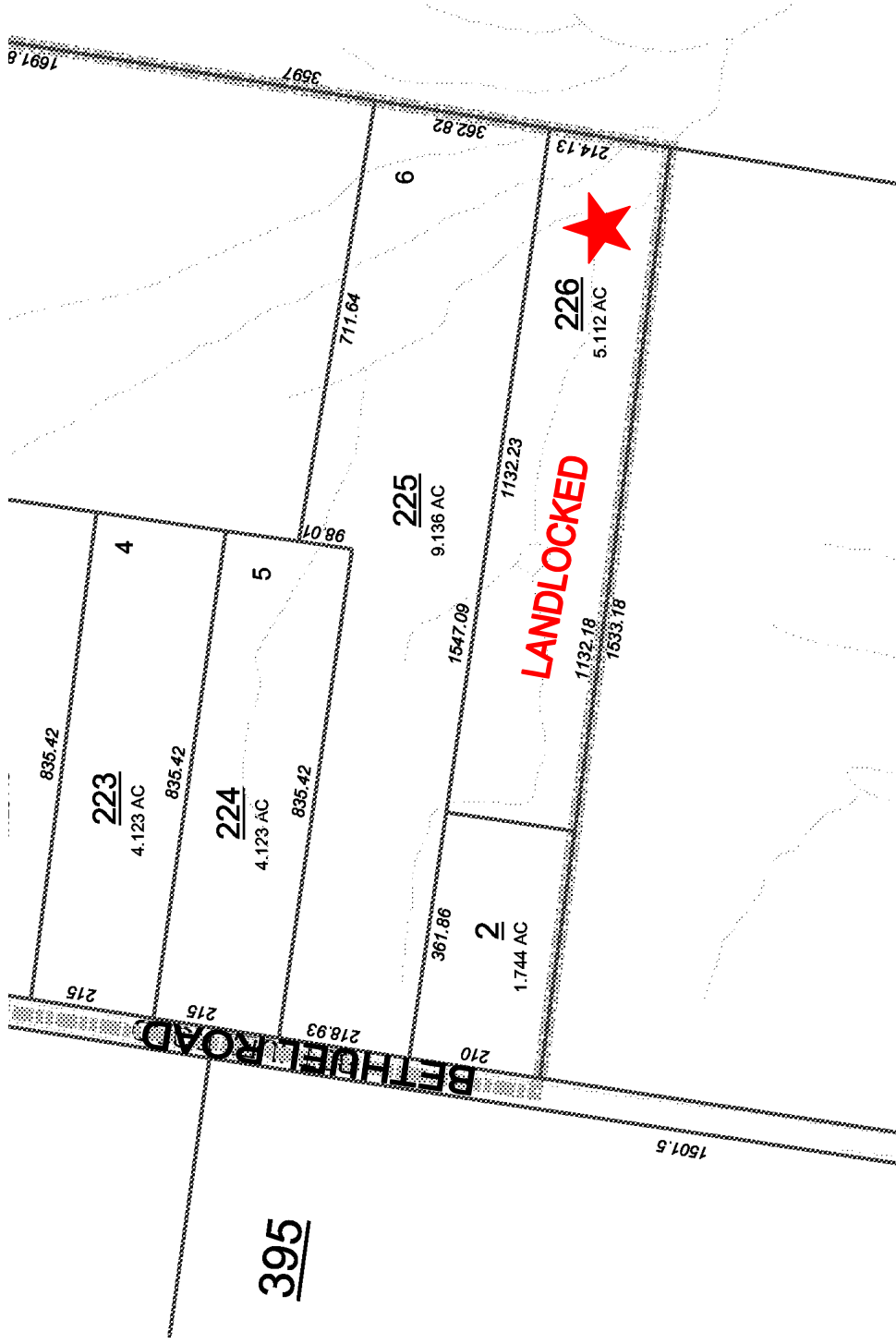


Ward 93



093 5240 A 00012 0

Ward D01



D01 1600 0 00226 0

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Pravin Thakkar Date (x)

Address P.O. Box 2185 38101

Phone 491-1511

Company Name n/a

Company Address _____

Subject Property Address Barton St.

Subject Property ID # 013 0060 0 00017 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than your residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) 
Signature

(x) 1-28-2010
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Janet Hanna Date 02/03/10

Address 377 Laclede Ave. 38126

Phone 562-8076 (Sandra Burns)

Company Name n/a

Company Address _____

Subject Property Address 375 Laclede Ave.

Subject Property ID # 013 0460 0 00010 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

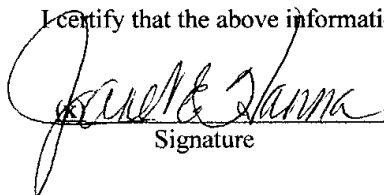
Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.


 Signature

(x) 2/3/10
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Belzoni Company, LLC Date ☒ 01/07/2010

Address P.O. Box 05026, Milwaukee, WI 53205

Phone (c) 414 689-7128 / 262 242-7687 (Lucy Hyche)

Company Name n/a

Company Address _____

Subject Property Address 864 Kerr Ave. / 1405 Horace St.

Subject Property ID # 014 0380 0 00031 0 / 024 0510 0 00006 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No _____

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No _____

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

☒ Lucy Hyche
Signature

☒ January 7, 2010
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Trustees Centenary United Methodist Church Date 01/27/10

Address 584 E. McLemore Ave. 38106

Phone 753-1079 Charles Nichols

Company Name n/a

Company Address _____

Subject Property Address 615 Edith Ave..

Subject Property ID # 025 0380 0 00007 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) Charles H. Nichols
 Signature

(x) 1/27/2010
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Memphis Property Management & Investors, Inc. Date 02/03/10

Address 630 E. Raines Rd. 38109

Phone 922-5991 / 262-6052 Lessie Hall

Company Name n/a

Company Address _____

Subject Property Address 1249 Cannon St. / 4771 Appleville St.

Subject Property ID # 026 0650 0 00011 0 / 076 0920 0 00012 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) L. J. Hall
Signature

3-Feb-10
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Robert Payne Date 01/14/10

Address 3267 Prince George St. 38115

Phone 210-8531

Company Name n/a

Company Address _____

Subject Property Address 922 Polk Ave.

Subject Property ID # 032 0080 0 00007 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) 
 Signature

(x) 1/14/2010
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Sandra Vaughn Date 02/01/10

Address 3453 Vaughn St. 38127

Phone 281-2228 / 435-6702

Company Name n/a

Company Address _____

Subject Property Address 3484 Thomas St.

Subject Property ID # 069 0590 0 00029 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) Sandra Vaughn
 Signature

(x) 2/1/2010
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Pogue Management, Corp. Date 02/02/10

Address P.O. Box 296, Olive Branch, MS 38654

Phone 351-4347 (Charles Pogue)

Company Name n/a

Company Address _____

Subject Property Address 3342 Kirby Trees Place

Subject Property ID # 093 5240 A 00012 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Charles R. Pogue
Signature

(x) 2-2-2010
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name DLM Farms, LLC Date 02/02/10

Address 1025 Cherry Road 38117

Phone 493-8372 Daniel Martin

Company Name n/a

Company Address _____

Subject Property Address Bethuel Road / Salem Road

Subject Property ID # D01 1600 0 00226 0 / L01 2900 0 00272 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) Daniel V. Martin
 Signature

(x) 2/2/10
 Date